

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: June 17, 2010

Meeting No: 112

Project: UMB Biopark Proposed Replacement PUD **Phase:** Continued Master Plan

Location: West Baltimore

PRESENTATION:

Jane Shaab of UMBiopark, introduced Charlie Wilson, of Ayers Saint Gross who reviewed the changes to the Master Plan since the last meeting which included:

- Re-establishing the concept of landscape continuity along the west side of MLK Boulevard;
- Increasing the size of the internal parks/open space in the center of the master plan;
- Realigning the face of building “E” along Hollins Street to coincide with the edge established by the existing townhouses;
- Adjustments to the proposed height limits of future buildings;

RECOMMENDATIONS OF THE PANEL:

The Panel was pleased with the commitment to maintain the continuous treed edge along the west side of MLK and with the realignment of the façade of the proposed building “E” along Hollins Street. However, there remain serious concerns regarding major aspects of the current proposal:

1. The “signature” building “H” at MLK and Baltimore – Although the panel members were not in complete agreement that a building should be allowed at this location, it was agreed that (if allowed) it should be taller and more iconic than the current proposal suggests. As a “signature” building, there was also concern that some type of commitment be included to assure that the architecture for this building would truly be exceptional.
2. The height of Building “E” along Hollins Street – There was considerable discussion and concern about the relationship of this building to Baltimore Street and to the adjacent buildings and parks. In addition, and more importantly, it was felt that the proposed height of this building did not relate well to the adjacent lower existing buildings. The panel strongly recommended a limit of 5 floors for this building.
3. The lack of continuity of the tree pattern along Baltimore Street – The panel was concerned that the “treelined” nature of West Baltimore Street was compromised by the large gaps currently proposed and that the pattern should be more consistently applied as an urban design ordering device.

Additionally, the panel felt that the presentation lacked appropriate information regarding the earlier proposal, variety in the building massing (height) and lacked references to known park spaces for comparisons with the proposed spaces. Other discussion centered around the potential impact of the large expanded central parking garage and the possible impact on the “signature” building of the future Red Line station.

Finally, three community members spoke for and against elements of the proposed master plan reflecting many of the above comments of the panel.

PANEL ACTION:

Approval withheld.

Attending:

Jane Shaab – UMB Biopark

Linda Cassard, Julie Evans – UMB

Charlie Wilson, Dana Perzynski – ASG

Susan Williams – STV

Jane Buccheri, Bill Green – Hollins Roundhouse

Mary A. Ernish - Union Square Resident

Latoya Staten, Kaitlyn McCoach - DPOB

Ms. Eig; Messrs. Bowden, Ramberg, Britt – Panel

Tom Stosur, Gary Cole, Wolde Ararsa, Brent Flickinger, Brigitte Fessenden, Anthony Cataldo, Bob Quilter – Planning

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Date: June 17, 2010

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Project: Proposed Addition to Leith Walk School

Phase: Final

Location: Northeast Baltimore

PRESENTATION:

Tony Marshall, of the Facilities Design and Construction Department at Baltimore City Public Schools (BCPS) reintroduced the project, their schedule and their architect, Jayson Thoemke. He presented their response to previous comments.

Key elements of the presentation included:

- Eliminated parking adjacent to the entrance drive
- Added trees along the entrance drive and sidewalk
- An identifying element added at the entrance

COMMENTS OF THE PANEL:

Panel members approved of the reduced parking and the new trees. However, they recommended more trees be added to screen the parking along Leith Walk and Sherwood Avenue. Also, trees should be added to the paved areas at the entrance, if necessary in planters. Panel members would also like to see a well designed pattern in the paved courtyard area. Lastly, the relatively flat lawn area above the playing field could potentially have benches and picnic tables.

PANEL ACTION:

The Panel recommends approval with comments.

Attending:

Tony Marshall – Facility Design and Construction Department, BCPS

Jayson Thoemke – Colimore Thoemke Architects

Ms. Eig, Messrs. Bowden, Britt, and Ramberg – Panel

Tom Stosur, Gary Cole, Kyle Leggs and Bob Quilter – Planning

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Project: Uplands PUD – Area B Housing

Phase: Schematic

Location: Uplands PUD

PRESENTATION:

Clark Wagner of Bozzuto Homes and Jack McLaurin of Lessard Architects presented schematic designs for this fee simple housing in Area B of the Uplands PUD.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To see the alterations to the previous layout of housing in plan as reasonable.
2. To direct attention to parking facing Maplewood Drive. Should there be a wall or other barrier to shield headlights.
3. To express appreciation for the hand drawn drawings shown.
4. To take exception to the four different style houses shown, one each in a row. It would be better to look for some relationship to adjacent units proposed for Uplands while still maintaining a sense of variety.
5. To approve the variety of style shown generally.
6. To express concern about the two units shown set sideways to the street. No elevations or plans were shown. Perhaps a side entrance is possible.
7. To express general approval of the stylistic approach to the architecture.
8. To question the layout of the houses facing the open green space park.

PANEL ACTION:

The Panel approves the modification of this Master Plan. It also approves the schematic design with comments and looks forward to a final submission. It is assumed that landscape issues will be addressed at a larger scale and in detail.

Attending: Nichole Battle; Pennrose Properties

Clark Wagner – Bozzuto Homes, Inc.

Jack McLaurin – Lessard Group

Bill Monk, Matt Bishop – Morris Ritchie

Rodney Moulden – Moulden Group

Dan Sernovitz – Daily Record

Ms. Eig, Messrs. Bowden, Ramberg and Britt – Panel

Tom Stosur, Gary Cole, Carmen Moroson, Leggs, Cataldo, Quilter - Planning